



## Edmonton Alberta

\$430,000

Discover this immaculate bi-level in the family-friendly area of Crawford Plains. Lovingly maintained fireplace, fresh paint, new flooring, & upgrades to fence & deck. The main floor welcomes you with abundant natural light in the cozy front living room with a beautiful wood burning fireplace & functional kitchen. Down the hall there's a full 4 pc bathroom, a master bedroom with 2-piece ensuite & a second bedroom. The lower level has a third bedroom, freshly re-done 3-piece bathroom, a den/office with built-in shelving, family room for relaxation & entertaining & a spacious utility/laundry room. Step outside to a large deck overlooking a fully fenced backyard, your private outdoor space. Playground included. Front yard has a raised garden bed along the front of the house & 2 small planter boxes for those starting their urban gardening. Oversized 24' x 26' double garage with 220 power, insulated & heated for storage & hobbies. This property is move-in ready, meticulously cared for, definitely worth a look. (id:6769)

Family room 5.4 m X 5 m

Bedroom 3 3.7 m X 2.7 m

Living room 4.76 m X 4.67 m

Dining room 3.7 m X 2.5 m

Kitchen 2.6 m X 2.6 m

Primary Bedroom 3.9 m X 3.5 m

Bedroom 2 3.55 m X 2.85 m

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate

<https://larrykennedy.remaxrealestateedmonton.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.